

To: Plan Commission
From: Planning & Economic Development Committee, BCNA
Re: Funk Factory Request for CUP to add warehouse space
Date: January 7, 2019

The P&ED Committee of BCNA called a meeting of near neighbors in early December to discuss the Funk Factory rental of warehouse space at 1529 Gilson Street. We have learned of no objections to the Funk Factory's proposal. We have spoken with the Funks and have been assured that they will keep normal business hours, will not serve beer on premises, and will not increase the number of their beer releases.

According to their letter of intent, sales of bottles on release days may happen at this location (instead of across the street at their taproom), but otherwise 1529 will not be open to the public and will not change the taproom capacity or use.

Neighbors primary concern about the Funk Factory has been noise from late night hours and increased traffic and parking along quiet residential streets. We thus request that you ensure that CUP guidelines are met with specific respect to operational details that may affect neighbors, such as: 1) days and hours open, 2) specific manufacturing processes, 3) days and hours of deliveries to/from the site, etc., and 4) parking.

If within the purview of this CUP, we would like to see off-street parking spots incorporated into the renovation of 1529 by Gilson Street Properties to reduce parking congestion at brew release times. Located appropriately, these spots might be available to patrons of the Funk Factory tasting room. We also request that Gilson Street Properties, which owns the property immediately north at 1525 Gilson Street, ensure that the renovations and subsequent use of the Funk Factory's production operations and customer parking at 1529 not disturb the residents of that or any other nearby single-family home. A fence separating the warehouse property with its north alley from 1525 Gilson Street might be appropriate.

Lastly, we wish to take this opportunity to ask the city to encourage the owner of Gilson Street Properties, LLC, to look to the long-term development of his properties along Gilson Street in keeping with their current land uses and with the recommendations of the South Madison Neighborhood Plan (SMNP), which calls for "transitioning the commercial-industrial uses along Gilson Street and Wingra Drive to uses more compatible with the neighborhood character on the whole." According to the SMNP, "[t]his small pocket, 10.3 acres, of industrial uses is landlocked by uses that are attractive to existing and future residential type uses, with its proximity to Wingra Creek waterway and bike path, Franklin Field and Quann Park, and Franklin Elementary School. The transition of this commercial-industrial area into a residential area of single-family to multi-family dwelling units is desired."

This residential land use was again ratified by the Plan Commission upon appeal by BCNA in early 2018. The current Madison Comprehensive Land Use Plan assigns this "small pocket" uses ranging from single-family to multi-family dwellings east of Gilson Street in order to, as the SMNP expresses it, "retain neighborhood character" and, per the Comprehensive Plan, accommodate the neighborhood's and city's need for housing diversity.